



## Anderson Retail Box

3632 S Scatterfield Rd  
Anderson, IN 46013

RETAIL

FOR SALE OR LEASE

## Big Box Retail Space Available

The Anderson retail box is 25,074 square feet in a busy retail area that has over 25,000 vehicles per day. The building has a large, open layout and is sprinklered, with a 3-phase 800 amp capacity. There are two loading docks with manual levelers. The property offers ample parking space with 110 spots, including 6 handicap parking spaces. Six-centric air units heat and cool the building.

## Property Highlights

- ▶ High traffic area near signalized intersection
- ▶ Zoned B4, Community Shopping Center District
- ▶ Parking lot sealed and striped (2023)
- ▶ LED lighting throughout
- ▶ **For Sale: \$2,200,000**
- ▶ **For Lease: \$9.60/SF/Yr NNN**

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### Excellent Location

The Anderson retail box is on Scatterfield Road/US 9, one of the busiest roads in Anderson. It is 40 miles away from Indianapolis, 16 miles to Muncie, and 3.6 miles from I-69. Thriving retail surrounds it with notable neighbors, including Lowe's, Walmart, Kohl's, and many more. Daily traffic counts exceed 25,000 vehicles daily, making this a perfect location for a prime retailer.

- |                                |                                      |                               |                                    |
|--------------------------------|--------------------------------------|-------------------------------|------------------------------------|
| <b>1.</b> Lowe's               | <b>6.</b> Anderson BMW Branch        | <b>11.</b> Shoe Carnival      | <b>16.</b> Applebee's Grill & Bar  |
| <b>2.</b> Walgreens            | <b>7.</b> Hobby Lobby                | <b>12.</b> QDOBA Mexican Eats | <b>17.</b> Cowpokes Work & Western |
| <b>3.</b> Olive Garden Italian | <b>8.</b> Planet Fitness             | <b>13.</b> Panera Bread       | <b>18.</b> O'Reilly Auto Parts     |
| <b>4.</b> Starbucks            | <b>9.</b> Kohl's                     | <b>14.</b> Walmart            | <b>19.</b> IHOP                    |
| <b>5.</b> Dollar Tree          | <b>10.</b> Gordon Food Service Store | <b>15.</b> McDonald's         | <b>20.</b> Arby's                  |

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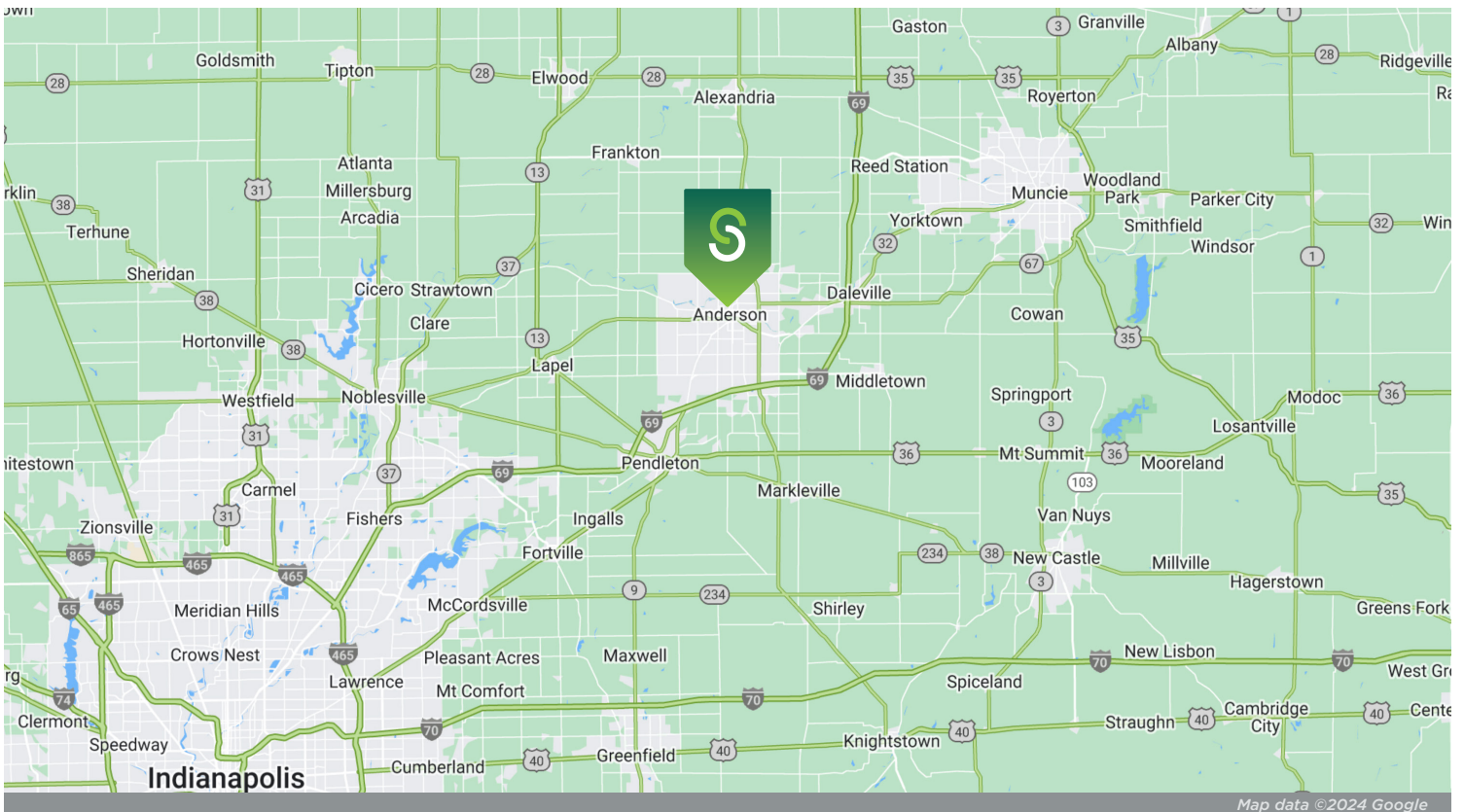
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## Anderson Retail Box

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### PROPERTY INFORMATION

Address	3632 S Scatterfield Rd
City, State, Zip	Anderson, IN 46013
County	Madison
Township	Anderson
Parcel Number	48-12-20-300-206.000-003 48-19-37-999-403.000-003
2022 Tax/Payable 2023	\$43,032.10



### SALE INFORMATION

Price	\$2,200,000
Terms	Cash at closing

### LEASE INFORMATION

Lease Rate & Type	\$9.00/SF/Yr/NNN
Terms	5 Years
Availability	Immediately

### AVAILABLE UNITS

Total Building Area	25,074 SF	
Total Available	25,074 SF	
Max Contiguous	25,074 SF	
Units Available	SF	Monthly Rate
<ul style="list-style-type: none"> <li>Entire Building</li> </ul>	25,074 SF	\$18,805.50

### UTILITIES

Electric Provider	City of Anderson
Natural Gas Provider	Center Point
Water & Sewer Provider	City of Anderson
High Speed Data	Available

### SITE DATA

Site Acreage	2.53 AC	Interstate	SR 9/I-69
Zoning	B4	Flood Zone	No
Parking	Paved	Parking Ct	110

### RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$1.72/SF
Property Insurance	Tenant	Direct to Vendor
Maintenance & Repairs	Tenant	
Common Area	Tenant	Direct to Vendor
Roof & Structure	Landlord	
Janitorial	Tenant	

### BUILDING INFORMATION

Property Type	Retail/Commercial
Year Built	2001
# of Stories	1
Construction Type	Steel Frame
Exterior Finish	Masonry
Roof	Flat
Heating	Package
A/C	Package
Sprinkler	Yes
Lighting	LED
Floor Coverings	VCT
Ceiling Height	20'
Electric Service	3 Phase/800 AMP
Restrooms	2
Docks	2
Dock Notes	Manual Levelers

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### Maintenance Management

260 483 3123

[MaintainFortWayne.com](http://MaintainFortWayne.com)

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



### Nexus Technology Partners

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Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



### TI Source Project Management

260 483 1608

[TI-Source.com](http://TI-Source.com)

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### Sturges Development

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